



SHORT REPORT

4/15/96

OWNER INFORMATION

MARTIN AZCARRAGA  
5828 O E RD  
COLLBRAN, CO 81624

CO OWNER: DONNA L

BOOK: 1766  
PAGE: 47

LEGAL DESCRIPTION:

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W 395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N 89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD

PROPERTY INFORMATION

PARCEL NUMBER: 2945-053-00-098  
PROPERTY ADDRESS:  
TAC: 10800  
MILL LEVY: 86.0290  
LAND VALUE: 33,310.00  
IMPROVED VALUE: 61,280.00  
TOTAL VALUE: 94,590.00

SOLD: 11/07/89 PRICE: 20000'  
YR BUILT: 1991

*SUP-96-99*  
*I-1*

SPECIAL USE PERMIT FOR:

*Applicant →*

*MA Concrete CONSTRUCTION INC*  
*2323 RIVER ROAD*

LAND USES Requiring SUP:

*Concrete Pipe Storage*  
*Concrete Products Storage*

OTHER LAND USES

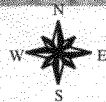
*Heavy Equipment Storage*  
*CONTRACTING SHOP*  
*OUTDOOR STORAGE*

# RIVER ROAD ANNEXATION

Current uses on parcels: 2945-053-00-032 Memo's Auto Salvage, 2945-053-00-098 MA Concrete



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP  
4/5/96



# RIVER ROAD ANNEXATION

MA Concrete Construction Inc  
2323 River Road



fence

Gate

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Orthophoto flown on 3/21/94

MP  
4/30/96



**CITY OF GRAND JUNCTION  
GRAND JUNCTION, COLORADO**

July 1, 1996

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<b>FOR</b>	)	<b>FINAL DECISION</b>
	)	
MA Concrete, Inc.	)	<b>SUP-96-99</b>
Attn: Martin Azcarraga	)	
2323 River Road	)	
Grand Junction, CO 81502	)	

Property at 2323 River Road (tax parcel #2945-053-00-098) was annexed into the City of Grand Junction effective April 7, 1996. The City zoned your property Light Industrial (I-1). The City's Zoning and Development Code requires a special use permit for outdoor storage of concrete products and pipe. City Staff have documented your current uses on the property with aerial and ground photographs.

The Administrator hereby grants a Special Use Permit (file #SUP-96-99) for the above referenced property for the following uses: outdoor storage of concrete products and outdoor storage of pipe. If you have any questions please give me a call.

Respectively,



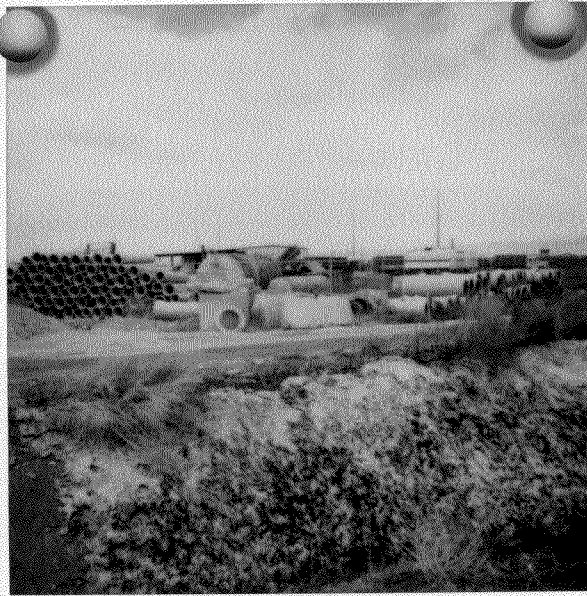
Mike Pelletier,  
Associate Planner 244-1451

5/1/96



Front of MA Concrete from  
River Road

5/1/96



Facing NW looking at ~~East~~  
east side of MA Concrete's  
parcel

5/1/96



Facing SW on rear portion  
of MA Concrete property